



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** March 24, 2022

**Project:** Child Care Facility (Site Plan 2022-004)

**Applicant:** 814 Services, LLC

**Property**

**Owner:** EIG14T02B AL Madison, LLC

**Location:** West of County Line Road, North of Watterson Way

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### Request Summary

This is a request for a 10,960 square foot childcare facility to be located on a portion of a 1.18-acre parcel.



### Recommendation

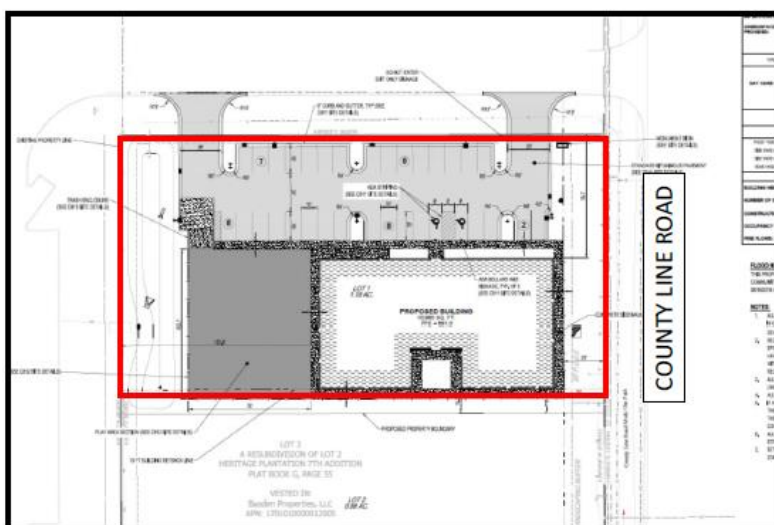
Motion to:

“Approve the Child Care Facility Site Plan (SP2021-022) with contingencies.”

## **Project Request**

This is a site plan for a 10,960 square foot childcare facility. The facility will offer infant, toddler and Pre-K curriculum and will also have school age programs such as after school care and summer camps. The childcare center will have a fenced outdoor play area. The facility will operate between the hours of 6:00 AM and 6:00 PM.

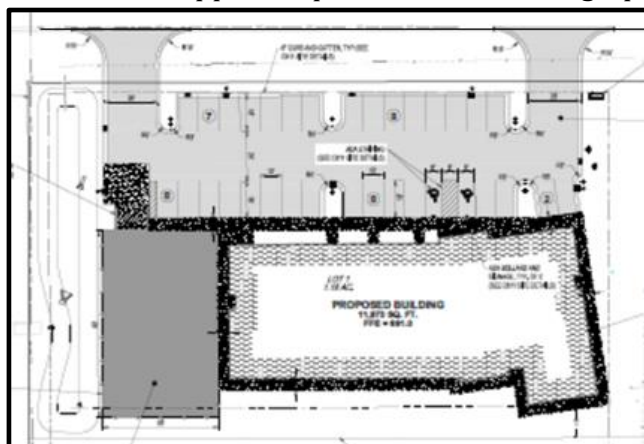
The facility will be accessible from County Line Road using a public ingress/egress easement shared with the adjacent Heritage Assisted Living and Memory Care facility at 11682 County Line Road. There are two access drives proposed that will connect to the ingress/egress easement to provide circulation for pick up and drop off of children. There are 33 parking spaces including two ADA parking spaces, which will accommodate 11 employees and allow for parents to park for drop off and pick up.



## **General Information**

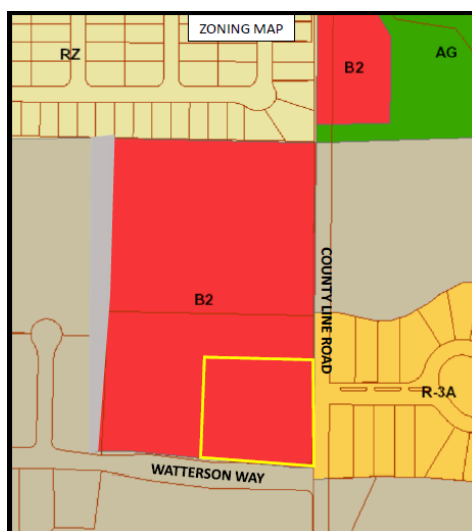
### **Background:**

The Planning Commission approved a site plan for a 11,973 square foot childcare facility at this location on October 21, 2021. That approved plan is shown in the graphic below.



### Future Land Use, Zoning, and Existing Land Uses:

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>Future Land Use Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	C (Commercial)	B-2 (Community Business District)	Undeveloped
North of Subject Property	C	B-2	Church
East of Subject Property (Across County Line Road)	RHS (Residential High Density Single-Family)	R-3A (Single-Family Detached Residential)	Single-family subdivision
West of Subject Property	C	B-2	Assisted Living
South of Subject Property (Across Watterson Way)	RM (Residential Medium Density Single-Family)	R-2 (Medium Density Residential District)	Single-Family Subdivision



### Conformance with Long Range Plans:

1. Future Land Use Map  
The Future Land Use Map designates the property as Commercial and the proposed use is consistent.
2. West Side Master Plan  
The property is identified as Convenience Commercial (CC). The proposed use is consistent with the place type.
3. Growth Plan. Not Applicable
4. Parks & Recreation Master Plan. Not Applicable

### Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

### **Technical Review Committee:**

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application.

### **Analysis**

The revised site plan is for a slightly smaller building and in a different configuration compared with what was approved in October. The site plan meets all applicable regulations and staff recommends approval.

### **Attachments**

1. Recommended Technical Review Committee Contingencies for Child Care Center/Site Plan
2. Site Plan dated and received March 9, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

## Attachment No. 1

## Recommended Technical Review Committee Contingencies

## Engineering Department

1. Ensure legend and line description for silt fence match.

## Fire Department

1. Provide the area of increase calculation for road frontage per 2018 IBC chapter 5.
2. Measurements for fire hydrants shall be driving distances, not circles.